

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, September 13, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, September 8, 2023, at 4:08 P.M.

CALL TO ORDER

Chair Patrick called the meeting to order at 5:23 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	9	
	Absent:	0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Casey Clark, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on August 2, 2023. [CC 9/13/23]
23-765-1
- b. Minutes of Regular Meeting held at 5:00 PM on August 2, 2023. [CC 9/13/23]
23-765-2
- c. Minutes of Regular Meeting held at 4:00 PM on August 9, 2023. [CC 9/13/23]
23-766-1
- d. Minutes of Regular Meeting held at 5:00 PM on August 9, 2023. [CC 9/13/23]
23-766-2

Councilor Lakin moved to approve 1.a – 1.d. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

2.e was read and voted on separately.

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- a. Phyllis Joseph – Reappointment to the Metropolitan Tulsa Transit Authority; term expires July 31, 2026. (Attended 83/137 meetings.) (CD-1) [UED 8/30/23; CC 9/13/23] 23-720-1
 - b. Deanne Dutton Hughes – Reappointment to the Infrastructure Development Advisory Board; term expires September 30, 2026. (Attended 10/16 meetings.) (CD-9) [PW 8/30/23; CC 9/13/23] 23-724-1
 - c. Thomas Boxley – Reappointment to the Tulsa Development Authority; term expires July 31, 2026. (Attended 7/10 meetings.) (CD-1) [UED 8/30/23; CC 9/13/23] 23-721-1
 - d. Robert (Bob) Jack – Reappointment to the Infrastructure Development Advisory Board; term expires September 30, 2026. (Attended 16/18 meetings.) (CD-9) [UED 8/30/23; CC 9/13/23] 23-722-1

Public Comments:
John Huffines – 2.a – 2.d.

Councilor Lakin moved to approve 2.a – 2.d. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

Councilor Patrick recused at 5:27 P.M.

- e. Crista Patrick – Reappointment to the Tulsa Authority for the Recovery of Energy; term expires July 31, 2026. (Attended 21/22 meetings.) (CD-3) [PW 8/30/23; CC 9/13/23] 23-723-1

Public Comments:
John Huffines – 2.e.
Nancy Moran – 2.e.

Councilor Lakin moved to approve 2.e. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

Councilor Patrick returned at 5:31 P.M.

3. PUBLIC HEARINGS

- a. No items this week.

4. MAYOR’S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Charles Henry, Jr. and Michelle Lipsey, of property located at 1924 E. Pine St., Parcel No. 513, associated with a residential lot line adjustment, Project LLA 491. (CD-1) [CC 9/13/23] 23-745-1

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Greenhill Properties, LLC of property located at 12308 E. 46th St. N., Parcel 452, Unplatted, for the QuikTrip #0046 Project. (CD-3) [CC 9/13/23] 23-746-1

- d. Consideration and possible approval, adoption, denial, amendment or revision of a Sidewalk Easement Donation by Greenhill Properties, LLC of property located at 12308 E. 46th St. N., Parcel 471, Unplatted, for the QuikTrip #0046 Project. (CD-3) [CC 9/13/23] 23-747-1

- e. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Tulsa Technology Center School District No. 18 of property located at 3720 S. Memorial Dr., Parcel 313, TTC Lemley Campus Addition, for the TTC Lemley Campus Phase 3 Entry Package Project. (CD-5) [CC 9/13/23] 23-758-1

- f. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Tulsa Technology Center School District No. 18 of property located at 3720 S. Memorial Dr., Parcel 312, TTC Lemley Campus Addition, for the TTC Lemley Campus Phase 3 Entry Package Project. (CD-5) [CC 9/13/23] 23-759-1

- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 2023 Tulsa Walk to End Alzheimer's scheduled for September 16, 2023, starting at 1800 S. Boulder Park Dr. (CD-4) [CC 9/13/23] 23-767-1

Public Comments:
John Huffines – 4.f, 4.g.

Councilor Lakin moved to approve 4.b – 4.g. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts. [CC 9/13/23] 23-67-8

Kathy Sebert presented the report.

Public Comments:
John Huffines – 5.a.

Councilor Miller left the meeting at 6:01 P.M.

- b. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for River West Phase VI Addition, consisting of One (1) Lot, One (1) Block, on 5.27 ± acres located south of the SW/c of W. 21st St. S. and Southwest Blvd. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-2) [CC 9/13/23] 23-733-1
- c. **PULLED (Withdrawn):** Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7718 from RS-3 and CS to CS for property located north of the NW/c of S. Garnett Rd. and E. 31st St. S. requested by Gary Conroy. (Property owner: North Cincinnati Assembly of God Church) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CS zoning.) [UED 8/30/23; UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-703-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7728 from RS-3 to CS for property located west of the SW/c of S. Yale Ave. and E. 21st St. S. requested by Justin Debruin. (Property owner: Nidiffer Shopping Centers, Inc.) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CS zoning.) [UED 8/30/23; CC 9/13/23; CC 9/20/23] 23-704-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7727 from OM and RS-3 to RM-2 for property located south of the SE/c of E. 21st St. S. and S. Harvard Ave. requested by Bell Land Use, LLC. (Property owner: Brooks Harvard, LLC) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 8/30/23; CC 9/13/23; CC 9/20/23] 23-705-2
- f. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7698 from RS-3 to RM-2 for property located south and east of the SE/c of S. Harvard Ave. and E. 15th St. S. requested by Blas Gaytan. (Property owner: Blas Gaytan) (CD-4) (TMAPC voted 7-2-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 6/7/23; CC 6/14/23; UED 6/21/23; CC 6/21/23; UED 6/28/23; CC 6/28/23; UED 7/19/23; UED 8/30/23; UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-441-12

Public Comments:
James Alexander, Jr. – 5.b.
Ray Barnum – 5.d.
Patti Barker – 5.e.

Councilor Lakin moved to approve 5.b – 5.e, except 5.c. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Miller returned at 6:05 P.M.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of one hundred ninety-eight thousand, two hundred seventy-one dollars and eighty-two cents (\$198,271.82) between projects within the 2014 Sales Tax Fund. (Tulsa Zoo and Living Museum - Elephant Exhibit) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-740-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of one million, one hundred thousand dollars (\$1,100,000.00) between projects within the Stormwater Capital Projects SubFund. (Citywide Stormwater Rehabilitation) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-741-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of eight thousand, seven hundred twenty dollars and forty cents (\$8,720.40) from revenues received within the Special Revenue Non-Federal Grants SubFund. (TPD vehicle safety/security equipment) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-742-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred twenty thousand dollars (\$120,000.00) recognized from unappropriated fund balance within the Economic Development Commission Fund. (Managed Entities-Economic Development Department to promote Tulsa's future) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-743-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of twenty-three thousand dollars (\$23,000.00) recognized from unappropriated fund balance within the Tulsa Stadium Improvement District Fund. (Tulsa Stadium Improvement) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-744-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of three hundred twenty-one thousand, twenty-four dollars and thirty-eight cents (\$321,024.38) between accounts within the Home Investment Partnership Grant SubFund. (FY 24 HOME Carryover Transfer) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-750-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of four million, one hundred two thousand dollars (\$4,102,000.00) recognized from unappropriated operating reserve within the General Fund. (Spring Storm-General Fund Reserve) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-751-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of seven hundred ten thousand dollars (\$710,000.00). Four hundred ten thousand dollars (\$410,000.00) recognized from unappropriated fund

balance within the Convention and Tourism Facility Fund, and three hundred thousand dollars (\$300,000.00) recognized from unappropriated fund balance within the Short Term Capital Fund. (Spring Storm Repairs) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-752-2

- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of seven hundred sixty-two thousand dollars (\$762,000.00) from unappropriated fund balance within the Short Term Capital Fund. (City vehicle maintenance, repair, and purchase) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-753-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of three hundred seventy-five thousand dollars (\$375,000.00). Three hundred thousand dollars (\$300,000.00) from grant revenue to be received from the Oklahoma Tourism and Recreation Department Recreational Trails Program and seventy-five thousand dollars (\$75,000.00) local match funding transferred from the 2016 Vision Economic Development Capital Projects SubFund. (Williams Crossing Bridge Improvements) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-754-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two hundred thousand dollars (\$200,000.00) recognized from unappropriated fund balance within the 2019 Sales Tax Fund and six hundred seventy thousand dollars (\$670,000.00) recognized from unappropriated fund balance within the Short Term Capital Fund. (Hangar and Helicopter Appropriations) [UED 9/13/23; CC 9/13/23; CC 9/20/23] 23-757-2

Without objection, items 6.a – 6.k were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

7.f was read separately.

- a. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Way requested by Natalie Marra with Eller & Detrich, P.C., closing a portion of E. 5th Pl. S., situated between S. Owasso Ave. and S. Peoria Ave., located at 530 S. Peoria Ave., to accommodate the expansion of the new Indian Healthcare Resource Center. (CD-1) (Public Hearing: 8/30/23) [PW 8/30/23; CC 8/30/23; CC 9/13/23] 23-670-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7726 from RS-3 to RM-2 for property located at the NW/c of N. Santa Fe Ave. and W. Newton St. requested by Tim Waltherbach. (Property owner: S&P Realty, LLC) (CD-1) (TMAPC voted 8-0-1 to recommend **APPROVAL** of RM-2 zoning.) [UED 8/23/23; CC 8/30/23; CC 9/13/23] 23-688-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7725 from RS-3 to CS with an Optional Development Plan for property located south of the SE/c of S. Memorial Dr. and E. 23rd St. S. requested by Paloma Jonsson. (Property owner: Jose Luis Duran and Evangelina Ruiz) (CD-5). (TMAPC voted 6-3-0 to recommend **APPROVAL** of CS zoning with an Optional Development Plan.) [UED 8/23/23; UED 8/30/23; CC 8/30/23; CC 9/13/23] 23-690-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7719 from RS-3 to RS-4 for multiple properties located in the Renaissance Neighborhood requested by Tulsa City Council. (Property owner:

Multiple Owners) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-4 zoning.) [UED 8/23/23; CC 8/30/23; CC 9/13/23] 23-650-3

- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance SA-6 to apply Neighborhood Character Overlay (NCO) zoning for multiple properties located within the Renaissance Neighborhood requested by Tulsa City Council. (Property owner: Multiple Owners) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of the proposed Neighborhood Character Overlay map amendment.) [UED 8/23/23; CC 8/30/23; CC 9/13/23] 23-651-3

Councilor Lakin moved to approve 7.b – 7.e. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance making the application of ordinances protecting individual human rights more consistent across various provisions of the Code of Ordinances; amending Tulsa Revised Ordinances, Title 5, Chapter 1 “Human Rights Commission”, Sections 100 “Declaration of Policy”, 101 “Definitions”, 104 “Discrimination in Housing Prohibited”, 105 “Discrimination in Public Accommodations Prohibited”, and 110 “Nondiscriminatory Employment Requirements for Persons who Contract with the City”; amending Title 11, Chapter 12 “Rights-Of-Way Occupancy Management”, Section 1220 “Cable and Open Video Systems Provisions”; amending Title 12, Chapter 7 “Tulsa Government Television”, Section 701 “TGOV Policies”; amending Title 25, Chapter 4 “Municipal Labor-Management Relations”, Section 401 “Definitions”. **(Emergency Clause)** (Patrick) [UED 8/30/23; CC 8/30/23; PW 9/13/23; CC 9/13/23] 23-701-2

Public Comments:

Nicole McAfee – 7.f.
Dorothy Ballard – 7.f.
Joshua Starks – 7.f.
Grace Fallon – 7.f.
Nancy Moran – 7.f.
Whitney Cipolla – 7.f.
Joshua Payton – 7.f.
Riley Kern – 7.f.
Emeka Nnaka – 7.f.
James Alexander, Jr. – 7.f.
Bernice Alexander – 7.f.

There was Council discussion.

Councilor Lakin moved to continue 7.f to the City Council meeting at 5:00 P.M. on Wednesday, September 20, 2023. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

Councilor Cue left the meeting at 7:09 P.M and returned at 7:10 P.M.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Fowler reminded everyone about National Voter Registration Day on September 19, 2023. Councilor Decter Wright announced that there would be a 71st St. Corridor meeting on September 25, 2023.

Councilor Patrick left the meeting at 7:17 P.M. and returned at 7:19 P.M.

Councilor Hall-Harper recused at 7:19 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Blue Meridian Partners in the amount of one thousand, seven hundred sixty-one dollars (\$1,761.00) for Councilor Hall-Harper to travel to Boston, MA on October 1-3, 2023, to attend the Ujima Project's Assembly of Black Possibilities Conference. [CC 9/13/23] 23-772-1

Public Comments:
James Alexander, Jr. – 8.b.

Councilor Lakin moved to approve 8.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Hall-Harper returned at 7:21 P.M.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.

Chair Patrick adjourned the meeting at 7:22 P.M.

Crista Patrick, Chair of the Council

Lori Doring, Secretary to the Council